

KAWNEER

PROJECT PROFILE



The Admiral at the Lake

Chicago, Illinois, USA

ARCHITECT

Perkins + Will
Dallas, Texas, USA

WINDOW INSTALLER

Softer Lite Window Company
Chicago, Illinois, USA

GLAZING CONTRACTOR

Alumital Corp.
Elk Grove, Illinois, USA

GENERAL CONTRACTOR

Lend Lease
Birmingham, Michigan, USA

FEATURED PRODUCTS

Traco TR-700 Window Wall with TR-710 – 4-5/8" Offset Casement Thermal Aluminum Windows (Outswing), Traco TR-750 – 4-5/8" Offset Projected Thermal Aluminum Windows (Project Out) and Traco TR-780 – Offset 4-5/8" Depth Fixed Thermal Aluminum Windows
Traco TR-8300 – Thermal Aluminum Heavy Commercial Sliding Glass Door
Traco NX-8900 – 3-1/4" Thermal Aluminum Architectural Terrace Door
Trifab™ VG (VersaGlaze™) 451T Storefront Framing (Center Glaze)
Trifab™ VG (VersaGlaze™) 450 Storefront Framing
350 Medium Stile Entrances



Photography: © Viken Djafrien / FotoGraphix

BUILDING “VIBRANT RETIREMENT LIVING”

For more than 150 years, The Admiral at the Lake, Chicago’s first and longest-serving not-for-profit senior living provider, has strived to provide exceptional continuing care and retirement living. To carry on its “proud tradition of quality service to older adults who are drawn to the idea of vibrant retirement living,” the new Admiral at the Lake, an affiliate of Kendal®, opened in Chicago’s admired Edgewater neighborhood.

To help create a solution that would meet the design, performance and budgetary requirements of both the architect and owner, Kawneer and Traco were brought in during initial discussions and provided a range of storefront framing systems, entrances and windows to be used on the 628,570-square-foot facility.

Chicago-based Softer Lite Window Company served as the project’s window installer. Lend Lease in Birmingham, Michigan was the general contractor for the project and Elk Grove, Illinois-based Alumital Corp., a subcontractor to Softer Lite, was the glazing contractor. Sandro Frioni, project manager with Alumital Corp., said, “This project is special. Not only is The Admiral at the Lake a beautiful building in a great location, it is also a retirement community. And in working on the project, we know we are helping create a wonderful home for the senior community.”

Highlights

Curbed Chicago, a popular real estate blog noted that The Admiral at the Lake, designed by Perkins + Will in Dallas, is “reminiscent of a series of fountains that gradually build upward culminating in a tall central column.” The building itself is a post-tensioned concrete structure with a mixture of punched openings, stonework and painted concrete. The high-rise, built to replace the old building that was demolished in 2007, also features garden and rooftop terraces, restaurant-style dining and activities ranging from a library/resource center, arts studio and club room to a theater and fitness center with pool.

Challenges

- During the design and construction process, Lend Lease required that on some openings the receptors and sub-sills be provided with a nail flange for the installation.
- Because the building is post-tensioned, coordinating the fastener locations was complicated as the building team needed to ensure that none of the cables were penetrated.

- The building design called for several unique elements that would help it stand out yet deliver a sleek and streamlined appearance to help it fit into the footprint of the city and neighborhood.
- The site location, which was in a very populated neighborhood, did not afford the construction and installation team much space to work.
- Because the facility was being designed for senior living, entrances and other products needed to be easy to operate.

Solutions

- Lend Lease’s requirement for sub-sills with nail flanges was accommodated by creating custom shapes designed specifically for the project.
- To ensure that none of the cables were penetrated, Traco and Kawneer product experts were very involved throughout the process, attending many pre-construction meetings to address any issues that arose with fastener locations.
- Use of the TR-700 Window Wall with a slab-to-slab application and slab edge cover featuring 90-degree custom corners with narrow sightlines added a unique element to The Admiral at the Lake and helped provide the desired appearance. A variety of window sizes and types were incorporated throughout the building, which included TR-700 Window Wall with TR-710 – 4-5/8" Offset Casement Thermal Aluminum Windows (Outswing), TR-750 – 4-5/8" Offset Projected Thermal Aluminum Windows (Project Out) and TR-780 – Offset 4-5/8" Depth Fixed Thermal Aluminum Windows.
- The TR-700 Window Wall system can be pre-engineered and pre-glazed, which eliminates much of the labor and time spent on site. This was critical as the site location provided little work space for the building team.
- The TR-8300 – Thermal Aluminum Heavy Commercial Sliding Glass Door and NX-8900 – 3-1/4" Thermal Aluminum Architectural Terrace Door were utilized in numerous locations throughout the building. The TR-8300 offers several options for ease of operation – essential for The Admiral at the Lake – including an oversized pull handle and adjustable steel wheels for the operating panel and screen.
- Additional solutions including Kawneer’s Trifab™ VG (VersaGlaze™) 451T framing system provided enhanced thermal performance and a range of design options that fit the project’s requirements, while the Trifab™ VG (VersaGlaze™) 450 framing system was used in the garage areas. And to withstand heavy traffic flow, Kawneer’s 350 Medium Stile Entrances were used on the first floor of the building.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555

